

Minutes Approved: _____

***BOARD OF HEALTH
MEETING MINUTES
February 7, 2011***

The Board of Health met at 7:00 pm at the Ritter Administration Building

Present: Chairman George Emond, David Shea, Perry Jewell, Jack Rabbitt and
Troy Daniels

TITLE 5 INSPECTION REPORTS REVIEWED:

229 Lancaster Avenue

SEPTIC PERMITS SIGNED:

227 Highland Street
897 Northfield Road

227 HIGHLAND STREET – SEPTIC VARIANCES

Doug Smith met with the Board representing the owner of the property. This is an estate. What is being proposed is a 400 square foot Presby System. There was no Title 5 completed. Based on the soil testing completed on the site, it is Agent Jim Garreffi's opinion that the existing system would fail a Title 5 inspection.

Currently, the Board of Health has a septic permit on file for a two bedroom system. Mr. Smith would like to install a three bedroom system. Chairman Emond explained that in order to increase the flow on the system, a full compliant system would have to be installed. At the time of the previous installation, the owner stated that the home was a two bedroom home. The house has not been conveyed since that time. A fully compliant system is not possible on this lot. This house will be limited to a two bedroom dwelling and will require a deed restriction stating same.

The soil testing done on the site revealed shallow ledge throughout the lot and the only spot where enough soil is in the back. DEP allows the use of the subsoil.

The applicant is requesting a reduction of the ground water offset for the leaching area. This reduction will allow the replacement system to flow by gravity and keep the breakout fill on the lot.

The area is served by Town water and there are no wetlands issues.

After discussion and on Motion by Jewell and second by Shea, the requested variances were granted. All in favor.

897 NORTHFIELD ROAD – SEPTIC VARIANCES

Mr. Neil Gorman met with the Board on behalf of the owners, Robin and Judy Brideau who were also present. This is a voluntary upgrade. Currently, the system is sitting in groundwater so it would be considered a failure.

The site has some restrictions that make it difficult for a fully compliant system to be installed (high water table, location of the well and wetlands). The well location and wetland push the system up into the right hand corner of the house and the high water table prevented a perc test from being performed. Allowing a reduction to the high groundwater table will help minimize the fill heading toward the wetlands.

After discussion and on Motion by Shea and second by Jewell, the variances were granted. All in favor.

Meeting adjourned at 8:15 pm.